



HOMEPINE HOUSE, SANDGATE ROAD, FOLKESTONE

£112,500 Leasehold

ONE BEDROOM RETIREMENT APARTMENT WITH PRIVATE TERRACE!

This apartment benefits from its close proximity to Folkestone Town Centre and is situated on the fourth floor of the building, appreciating views over the neighbouring Clifton Gardens and has partial sea views.



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

Homepine House, Sandgate Road Folkestone CT20 2XD

**RETIREMENT APARTMENT , 24 HOUR EMERGENCY CALL SYSTEM ,
LIFT ACCESS TO ALL FLOORS , RESIDENTS LOUNGE , SEA VIEWS ,
PRIVATE ROOF TERRACE**

Description

Located on Sandgate Road in Folkestone's desirable "West End", Homepine House provides level walking access to the Town Centre and The Leas. This particular retirement development offers the added bonus of a regular entertainment program for residents.

Accommodation is on the fourth floor of the building and includes an entrance hall with storage cupboard and a lounge/diner with a door leading out onto the terrace, this room gives access to the fitted kitchen with an integrated oven and hob. The bedroom is a small double with a built-in wardrobe, decorated with white walls and neutral carpet, overlooking the terrace. The modern shower room is fitted with a vanity unit, WC and double shower.

This McCarthy and Stone development features a resident's lounge and laundry room shared between 138 flats and is serviced by three lifts.

We understand the lease has 69 years left.

We understand the Service Charge is £1773.72 Per Annum

We understand the Ground Rent is £441.63 Per Annum

Call Motis to arrange a viewing on 01303 212020

Tenure Leasehold

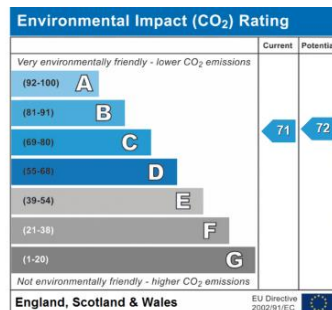
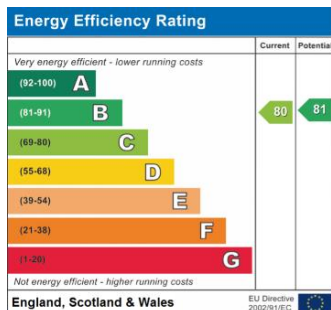
Postcode CT20 2XD

Viewings Strictly by appointment only -
Property Reference MOTIS_003622

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



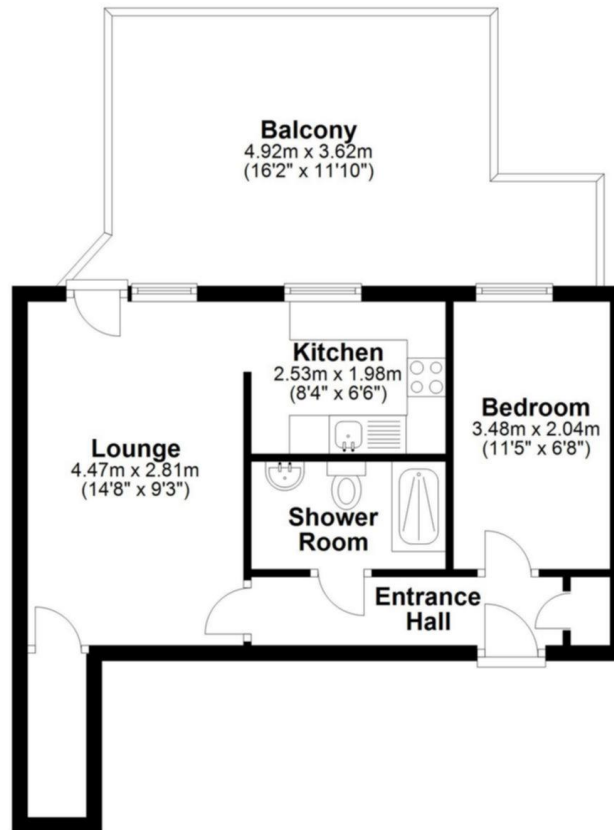






Flat

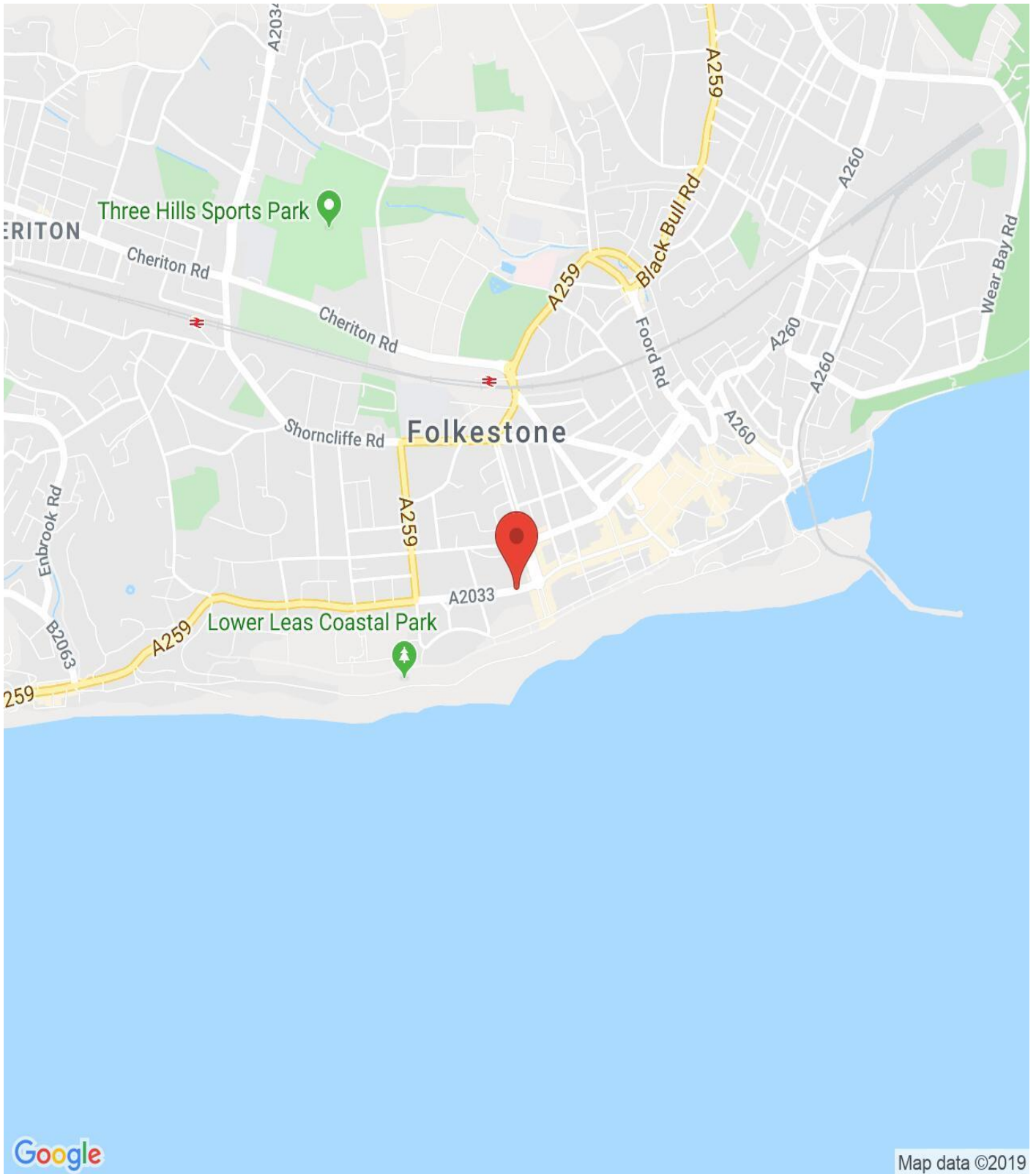
Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 35.6 sq. metres (382.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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